

SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AMENDED AGENDA



*Update to Item #6

PLANNING COMMISSION

Paul Alessio, Chairman
Prescott Smith, Vice Chair
Ali Fakhri
Larry S. Kush

Kevin Bollinger
Christian Serena
Renee Higgs

Thursday, August 29, 2019

5:00 P.M. MARKED

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:00 p.m.

Roll Call – All Present

Minutes

1. Approval of the Joint Planning Commission and Development Review Board April 25, 2019 [Meeting Minutes](#) and August 14, 2019 Planning Commission [Regular Meeting Minutes](#), including [Study Session](#).

Item No. 1: Approved 7-0; Motion by Commissioner Kush, 2nd by Vice Chair Smith.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

CONSENT AGENDA

2. [3-AB-2019 \(Ireland Jerry/Pam\)](#)

Request by owner to abandon the thirty-three (33) foot General Land Office Patent Easements (GLOPE) located along the western and southern boundaries of a parcel, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning, located at 13220 E. Gold Dust Ave. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Jerry Ireland, 303-517-1808.**

Thursday, August 29, 2019

CONSENT AGENDA

3. [30-UP-1999#2 \(Sprint PH60XC104 Days Inn & Suites\)](#)

Request by applicant for approval of a Conditional Use Permit for an existing Type 4 Wireless Communication Facility (WCF) co-located within a +/-56-foot-tall flagpole, with associated ground mounted equipment, located at 7330 N. Pima Road, with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning. Staff contact person is Ben Moriarity, 480-312-2836.

Applicant contact person is Steve Ciolek, 480-246-4131.

Move to make a recommendation to City Council for approval of 3-AB-2019 & 30-UP-1999#2 by a vote of 7-0: Motion by Commissioner Kush, per the staff recommended stipulations, after finding that the Conditional Use Permit and the Abandonment are consistent and conform with the adopted General Plan. 2nd by Vice Chair Smith.

4. [2-GP-2019 \(Raintree Mixed Use\)](#)

Request by owner for a non-major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on a +/- 5.6-acre site located at 8688 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, (602) 463-4081.**

5. [3-ZN-2019 \(Raintree Mixed Use\)](#)

Request by owner for a zoning district map amendment from Central Business (C-2) zoning to Planned Airpark Core Development - Airpark Mixed Use, Planned Shared Development overlay (PCP-AMU PSD) zoning for +/- 7.5 acres of the site and to Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development overlay (PCP-AMU-R PSD) zoning for +/- 5.6 acres of the site, with a Development Plan that includes Bonus Development Standards for floor area ratio (FAR) in exchange for Special Public Improvements, on a +/- 13.1-acre site located at 8688 E. Raintree Drive. Staff contact person is Brad Carr, AICP, 480-312-7713.

Applicant contact person is John Berry, (602) 463-4081.

Move to make a recommendation to City Council for approval of 2-GP-2019 & 3-ZN-2019 by a vote of 5-0: Motion by Commissioner Kush, per the staff recommended stipulations after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan. 2nd by Commissioner Bollinger, with Vice Chair Smith and Commissioner Fakhri recusing themselves.

REGULAR AGENDA

*6. [20-ZN-2018 \(Jenan Properties\)](#)

[*Request letter for continuance](#)

Request by owner for a Zoning District Map Amendment from the Single-family Residential District (R1-35) zoning designation to the Single-family Residential District, Planned Residential District (R1-10/PRD) zoning designation, to propose a 14-lot gated community, on a +/- 5.75-acre, site located at 7313 E. Jenan Drive. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Tom Kirk, 480-367-4316.**

Move to continue case 20-ZN-2018 to a date to be determined by a vote of 5-0: Motion by Commissioner Bollinger, 2nd by Commissioner Higgs. With Vice Chair Smith and Commissioner Kush Recusing themselves.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

Thursday, August 29, 2019

REGULAR AGENDA

7. [5-ZN-2019 \(Sunday Goods\)](#)

Request by owner for a Zoning District Map Amendment from Central Business/Parking, Downtown Overlay (C-2/P-3 DO, P-2 DO) to Commercial Office/Parking, Downtown Overlay (C-O DO, P-2 DO) zoning, on a +/- 4,800-square foot site located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

8. [2-UP-2019 \(Sunday Goods\)](#)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use on a +/-4,800-square foot site with Commercial Office/Parking, Downtown Overlay (C-O, P-2 DO) located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

Move to make a recommendation to City Council for approval of 5-ZN-2019 & 2-UP-2019 by a vote of 6-1: Motion by Commissioner Higgs, per the staff recommended stipulations, after finding that the Conditional Use Permit criteria have been met, and after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Bollinger, with Commissioner Kush dissenting.

9. [22-ZN-2018 \(Southbridge Two\)](#)

Request by owner for approval of a zoning district map amendment from Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) to Downtown/Downtown Core - Type 1, Planned Block Development, Downtown Overlay (D/DC-1 PBD DO), Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO), and Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO), including approval of a Development Plan with amended development standards, and including additional building height and dwelling units in exchange for Special Public Improvements, for a mixed-use development on a 9.94 +/- acre site located near E. 5th Ave. and the Arizona Canal west and east of N. Goldwater Blvd., near E. 5th Ave. and the Arizona Canal at E. Stetson Drive and N. Marshall Way, between E. 6th Ave. and E. Stetson Dr. north of E. 5th Ave. near Craftsman Court, and between E. 6th Avenue and E. Stetson Drive east of N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Carter Unger, 602-317-1731.**

10. [1-II-2019 \(Southbridge Two\)](#)

Request by owner for approval of a Downtown Infill Incentive District application on a +/- 9.94-acre site with Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) zoning located near E. 5th Ave. and the Arizona Canal west and east of N. Goldwater Blvd., near E. 5th Ave. and the Arizona Canal at E. Stetson Drive and N. Marshall Way, between E. 6th Ave. and E. Stetson Dr. north of E. 5th Ave. near Craftsman Court, and between E. 6th Avenue and E. Stetson Drive east of N. Scottsdale Road, for the purpose of requesting waiver of fees associated with the bonus provisions of the Planned Block Development Overlay District (PBD) pursuant to Section VII. of the Downtown Infill Incentive Plan. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Carter Unger, 602-317-1731.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

Thursday, August 29, 2019

REGULAR AGENDA

11. [19-AB-2018 \(Southbridge Two Abandonments\)](#)

Request by owner to abandon multiple alley and other rights-of-way to allow development of a large, mixed-use development, with various zoning districts located near the intersections of E. 5th Avenue and N. Marshall Way, E. 5th Avenue and N. Goldwater Blvd., E. 5th Avenue and N. Scottsdale Rd., and E. 6th Avenue and E. Stetson Dr. Alley and other rights-of-way locations include alleys between E. 5th Ave. and the Arizona Canal west of N. Goldwater Blvd., between E. 5th Ave. and the Arizona Canal east of Goldwater Blvd. to E. Stetson Drive, between 7132 and 7138 E. 5th Ave., and between E. 6th Ave. and E. Stetson Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Carter Unger, 602-317-1731.**

- **Move to make a recommendation to City Council for approval of 22-ZN-2018 by a vote of 7-0: Motion by Commissioner Serena, per the staff recommended revised stipulations including removal of stipulation number 8 with the direction to continue working with staff prior to City Council, after determining that the Planned Blocked Development Overlay criteria have been met, and after determining that the proposed Zoning District Map Amendment are consistent and conforms with the adopted General Plan. 2nd by Commissioner Kush.**
- **Move to make a recommendation to City Council for approval of case 1-II-2019 by a vote of 7-0: Motion by Commissioner Kush, 2nd by Commissioner Higgs.**
- **Move to make a recommendation to City Council for approval of 19-AB-2018 by a vote of 7-0: Motion by Commissioner Serena after determining the Abandonment is consistent and conforms with the adopted General Plan. 2nd Commissioner Bollinger.**

Adjournment - 9:42 p.m.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).